

TO: BOSTON REDEVELOPMENT AUTHORITY Adopted at Meeting of 5/15/75

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FAMILY RELOCATION: ALL PROJECTS  
REVISED SCHEDULE OF PRICES OF COMPARABLE HOUSING IN BOSTON

3102

Revised HUD relocation regulations printed in the Federal Register on February 24, 1975, and in the Relocation Handbook 1371.1 Rev require that communities utilizing schedules of comparable housing prices in computing Replacement Housing Payments must update them on a regular basis.

We have chosen to continue to utilize the schedule approach in computing payments because it is most consistent, equitable, and efficient. In effect, it becomes the limit when computing the difference in housing costs before and after displacement; actual relocation housing costs are used where lower than the schedule, while the schedule is substituted for actual costs when they exceed these limits.

The current schedules were approved by the Authority in the spring of 1972. Since then Bureau of Labor data for Boston shows that the cost of rent, utilities, and home ownership have all greatly increased. These factors, together with an analysis of non-luxury rental and sales listings for Boston, H.U.D. economic rents for the Section 8 program for existing and substantially rehabilitated housing, and other materials were reviewed.

The revised schedules essentially reflect a 16% increase in rental housing costs and a 12% increase in sales prices. Those medians fall within the medium cost range for each size unit.

Because the new HUD regulations became effective on March 31, 1975, it seems appropriate to have the new schedules effective from that date since new informational materials will have to be prepared incorporating both.

An appropriate resolution follows:

RESOLVED: That the attached Schedules of Prices for Comparable Rental and Sales Housing dated March 31, 1975, are hereby approved for use in calculating Replacement Housing Payments for households displaced on or after March 31, 1975.



## BOSTON REDEVELOPMENT AUTHORITY

## SCHEDULE OF PRICES OF COMPARABLE HOUSING IN LOCALITY

AS OF March 31, 1975     Sales  
  X   Rental1. Type of Schedule1a.      Comparable sales housing1b.      Comparable rental housing2. Coordination of Schedule3. Geographic Coverage1a.   8   Throughout city ,1b.      Individual neighborhood

with special rates for certain areas of the City specified below.\*

4. Unit Size Basis The schedule is based on:4a.   X   Number of rooms4b.      Total habitable living spaceSCHEDULE A. PRICES BASED ON NUMBER OF ROOMS\*

Number of Rooms	Size of Units	PRICE RANGE	
		From	To
3 rooms	Small	\$ 180	\$ 200
	or	185	210
	Less	195	220
4 rooms	Small	200	230
	Medium	205	235
	Large	210	240
	Small	220	250
5 rooms	Medium	225	255
	Large	230	260
	Small	245	275
6 rooms	Medium	250	280
	Large	255	285
7 rooms	Small	265	295
	or	270	300
more	Large	275	305

Provided: That for any displacement occurring in the following areas:  
Brighton, Back Bay, Beacon Hill, Charlestown, Fenway, North End, South Cove, South End,  
Waterfront, or any other section of Downtown, the rental range may be increased by \$25.00.

BOSTON REDEVELOPMENT AUTHORITY

SCHEDULE OF PRICES OF COMPARABLE HOUSING IN LOCALITY

AS OF March 31, 19 75

X Sales  
 \_\_\_ Rental

1. Type of Schedule

1a. X Comparable sales housing

1b. \_\_\_ Comparable rental housing

2. Coordination of Schedule

3. Geographic Coverage

1a. X Throughout city

1b. \_\_\_ Individual neighborhood

4. Unit Size Basis The schedule is based on:

4a. X Number of rooms

4b. \_\_\_ Total habitable living space

SCHEDULE A. PRICES BASED ON NUMBER OF ROOMS

Number of Rooms	Size of Units	PRICE RANGE	
		From	To
3 rooms	Small	(Use 4-room Schedule)	
or	Medium	"	"
Less	Large	"	"
	Small	\$28,000	\$32,000
4 rooms	Medium	28,500	33,000
	Large	29,000	34,000
	Small	30,000	34,000
5 rooms	Medium	31,000	35,000
	Large	32,000	36,000
	Small	33,000	38,000
6 rooms	Medium	34,000	39,000
	Large	35,000	40,000
7 rooms	Small	36,000	42,000
or	Medium	37,000	43,000
more	Large	38,000	44,000